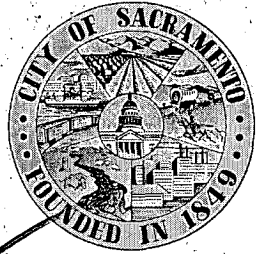
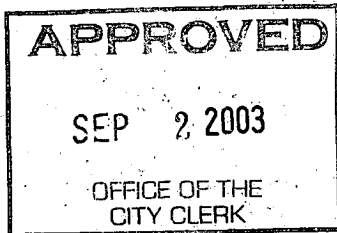


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CC 2003-956



3.7

A/C 2003-145

DEPARTMENT OF PUBLIC WORKS

CITY OF SACRAMENTO CALIFORNIA

1231 I STREET, 2nd Floor SACRAMENTO, CA 95814-2700

DEVELOPMENT SERVICES DIVISION

PH. (916) 264-7995 FAX (916) 264-5786

August 7, 2003

City Council Sacramento, California

Honorable Members in Session:



SUBJECT: APPROVAL OF FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT FOR "REGENCY PARK VILLAGE B" (P02-079)

LOCATION AND COUNCIL DISTRICT:

North Natomas - north of Club Center Drive and east of East Drainage Canal
See attachment "A-1 through A-7" for project location.
Council District 1

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution approving the Final Map and Subdivision Improvement Agreement for Regency Park Village B.

CONTACT PERSONS:

Bob Robinson, Supervising Surveyor, 264-8970
Ronald Fong, Associate Engineer, 264-7915

FOR COUNCIL MEETING OF: August 26, 2003

SUMMARY:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision. The subdivider, U.S. Home Corporation, a Delaware Corporation, wishes to file the Final Map prior to completing the required subdivision improvements. The deferral of these improvements requires the subdivider to enter into a Subdivision Improvement Agreement with the City wherein the subdivider agrees to complete the improvements at a later date. All other conditions of the subdivision's Tentative Map have been met by the subdivider.



City Council
Final Map for Regency Park Village B
August 7, 2003

The Final Map and the Subdivision Improvement Agreement require approval by the City Council.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 27, 2003, the City Planning Commission approved a Tentative Subdivision Map by adopting a Notice of Decision.

Pursuant to Sacramento City Code Section 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The Final Map is consistent with the North Natomas Community Plan. The deferred improvement work has been secured through a Subdivision Improvement Agreement, all other conditions of approval have been met, and the Final Map is presented for approval.

FINANCIAL CONSIDERATIONS:

All subdivision costs are being paid by the subdivider, U.S. Home Corporation, a Delaware Corporation.

ENVIRONMENTAL CONSIDERATIONS:

On March 27, 2003, the City Planning Commission adopted a Notice of Decision ratifying the Negative Declaration and approving the Mitigation Monitoring Plan for this project.

POLICY CONSIDERATIONS:

Pursuant to Sacramento City Code Section 16.28.110 and Government Code Section 66458, the City Council may approve Final Maps by resolution. The map presented conforms to all the requirements of the Government Code and Title 16 of the City Code applicable at the time of conditional approval of the Tentative Map.

The improvements for this subdivision include various traffic calming and pedestrian safety devices consistent with the Pedestrian Safety Strategy adopted by the City Council in January 2003. The Pedestrian Safety Strategy was prepared in accordance with the City Strategic Plan.

City Council
Final Map for Regency Park Village B
August 7, 2003

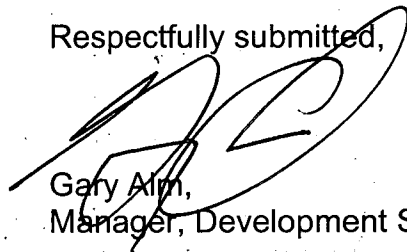
The Council action recommended in this report supports the following City Strategic Plan goals:

- Enhance and preserve the neighborhoods
- Promote and support economic vitality

ESBD CONSIDERATIONS:

City Council adoption of the attached resolution is not affected by City policy related to the ESBD Program.

Respectfully submitted,



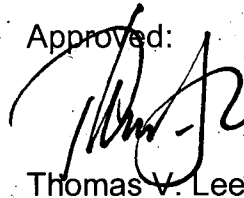
Gary Alm,
Manager, Development Services

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

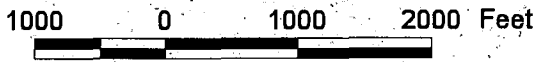
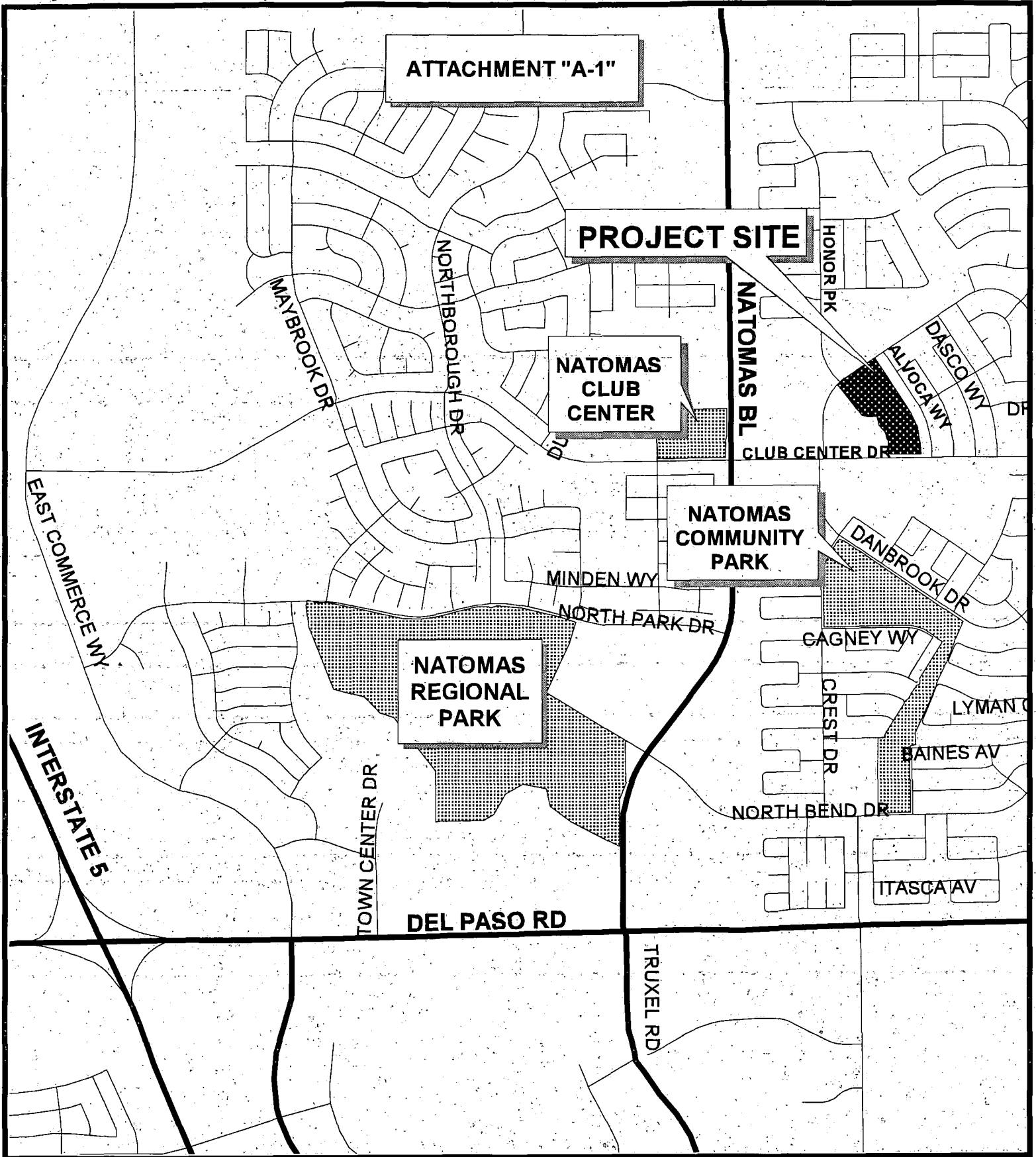


Thomas V. Lee
Deputy City Manager

TABLE OF CONTENTS:

1. Attachment A-1, Regency Park Village B Map, pg. 4
2. Attachment A-2 through A-7, Final Map of Regency Park Village B, pg. 5
3. Resolution approving Final Map and Subdivision Improvement Agreement, pg.11

RR/sr



Department of
PUBLICWORKS
 CITY OF
 SACRAMENTO

VICINITY MAP FOR REGENCY PARK
 VILLAGE "B"



FINAL MAP OF
REGENCY PARK
 VILLAGE B

SUBDIVISION NO. P02-079

BEING ALL OF PARCEL A OF THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT AS RECORDED IN BK. 20030521 O.R. 1876, SACRAMENTO COUNTY RECORDS

CITY OF SACRAMENTO STATE OF CALIFORNIA



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 Sacramento, CA 95818 Fax 916.841.7707

AUGUST 2003

Sheet 1 of 6

1043.083

LEGAL DESCRIPTION

ALL OF PARCEL A OF THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED IN BOOK 20030821 O.R. 1876, SACRAMENTO COUNTY RECORDS, IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF REGENCY PARK VILLAGE B AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE CIRCLE DRIVE ANDWAYS SHOWN HEREON AND ALSO OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE CIRCLE DRIVE ANDWAYS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE (5.00) FEET IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC CIRCLE DRIVE ANDWAYS SHOWN HEREON.

PULTE HOME CORPORATION
 A MICHIGAN CORPORATION

BY: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____

NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

ON THE _____ DAY OF _____ 2003, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, _____, PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: _____
 PRINTED NAME: _____
 COUNTY OF: _____
 MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF PULTE HOME CORPORATION IN AUGUST, 2003. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED WITHIN 60 DAYS AFTER COMPLETION OF ALL REQUIRED STREET IMPROVEMENTS, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

 MICHAEL E. LONG
 P.L.S. 6815 EXP. 08-30-04
 WOOD RODGERS, INC.

DATE

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF REGENCY PARK VILLAGE B AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE CITY PLANNING COMMISSION OF THE CITY OF SACRAMENTO, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

 ROBERT T. ROBINSON
 SUPERVISING SURVEYOR, L.S. 7534
 FOR THE DIRECTOR OF PUBLIC WORKS
 CITY OF SACRAMENTO, CALIFORNIA

DATE

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SACRAMENTO HAS APPROVED THIS FINAL MAP ENTITLED REGENCY PARK VILLAGE B AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS HEREON OFFERED FOR DEDICATION, AND HAS APPROVED THE ABANDONMENTS OF THE EASEMENTS LISTED HEREON PURSUANT TO SECTION 66343(g) OF THE GOVERNMENT CODE.

DATE: _____
 CITY CLERK
 CITY OF SACRAMENTO

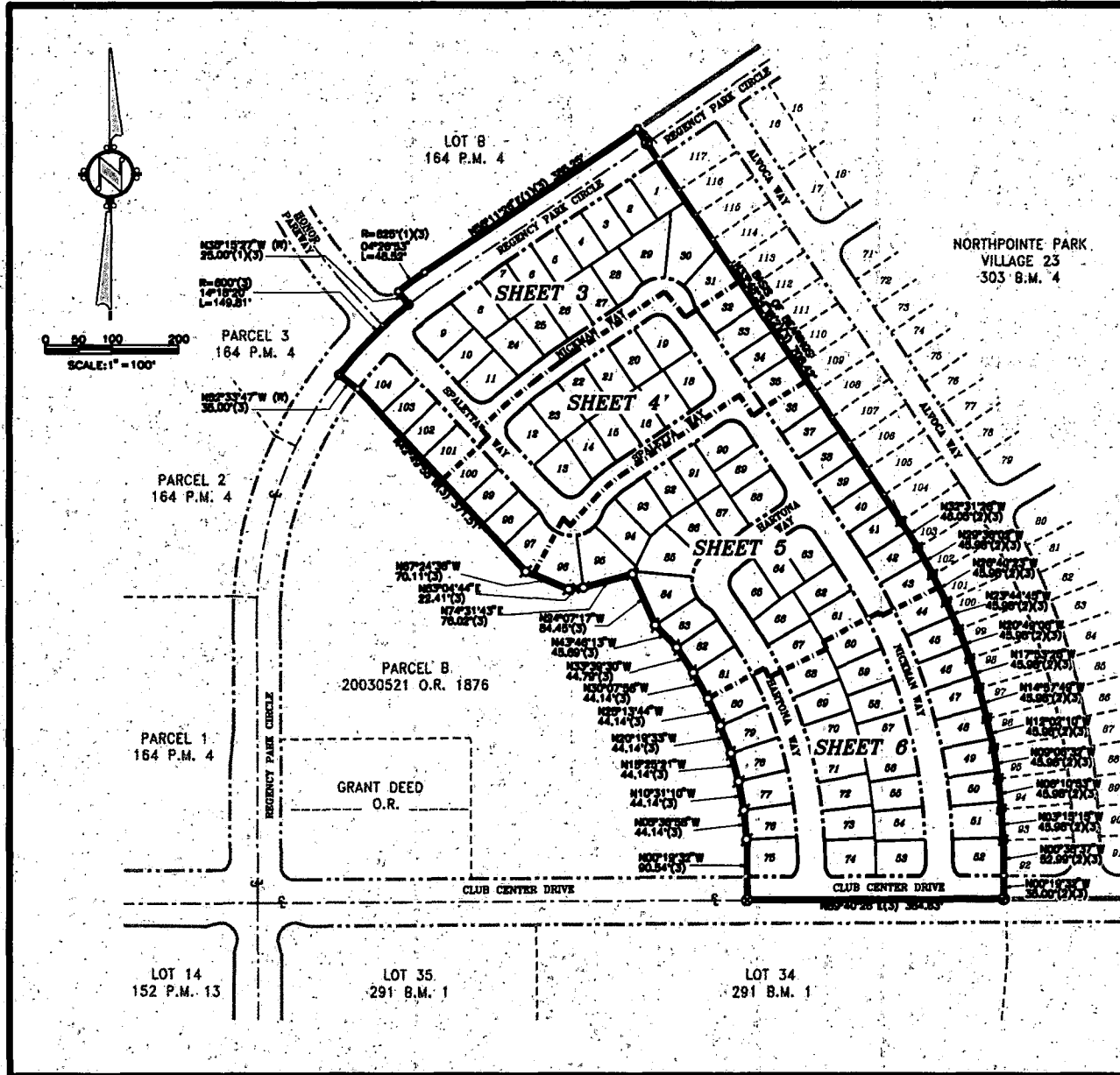
RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK _____ OF MAPS AT PAGE _____ THIS DAY OF _____ 2003, AT _____ HOURS _____ MINUTES. ALL TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

RECORDER OF SACRAMENTO COUNTY DOCUMENT NO.: _____
 STATE OF CALIFORNIA

BY: _____ FEE: \$ _____

ATTACHMENT A-2



- NOTES**
1. ALL CURVES ARE DIMENSIONED WITH RADII, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
 2. TOTAL AREA FOR THIS SUBDIVISION IS 12.2564 ACRES GROSS, CONSISTING OF 104 RESIDENTIAL LOTS.
 3. THE IRREVOCABLE OFFER OF DEDICATION (I.O.D.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
 4. THE PUBLIC UTILITY EASEMENT (P.U.E.), PER 164 P.M. 4, NOT SHOWN HEREON IS ABANDONED PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE.
 5. ALL LOTS BEING CREATED BY THIS MAP INCLUDE FEE TITLE TO THE CENTERLINE OF THE DRIVE AND BAYS AS SHOWN, EXCEPTING LOTS 1-9. LOTS 1-9 INCLUDE FEE TITLE TO NORTHWESTERLY FRONT-OF-BAY LINE OF REGENCY PARK CIRCLE AS SHOWN. LOT 9 INCLUDES FEE TITLE TO THE CENTERLINE OF SPALETTA WAY AS SHOWN.

- LEGEND**
- DIRECTION POINT
 - ⊥ SET 5/8" REBAR CAPPED L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR IF BRASS DISK STAMPED L.S. 6815 AT 1/2" PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
 - SET 1-1/2" LONG x 1/4" DIA. PK. NAIL WITH TAG L.S. 6815.
 - ⊕ SET 1-1/4" IRON PIPE TAGGED "L.S. 6815"
 - ⊗ SET WELL MONUMENT STAMPED "L.S. 6815"
 - ⊙ FOUND 1/4" DIA. PK. NAIL
 - ⊕ FOUND 1-1/4" IRON PIPE TAGGED "L.S. 6815"
 - ⊗ FOUND WELL MONUMENT STAMPED "L.S. 6815"
 - (R) RADIAL LINE
 - Δ ΔP 31" 31"
 - I.O.D. IRREVOCABLE OFFER OF DEDICATION
 - P.U.E. PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED FROM THE MONUMENTS SHOWN ON THE FINAL MAP OF NORTHPOINTE PARK VILLAGE 23 RECORDED IN 303 B.M. 4, SACRAMENTO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 37°48'34" WEST.

- REFERENCES**
- (1) 164 P.M. 4, MASTER PARCEL MAP OF NORTHPOINTE PARK PHASE 2
 - (2) 303 B.M. 4, FINAL MAP OF NORTHPOINTE PARK VILLAGE 23
 - (3) 20030521 O.R. 1876 LOT LINE ADJUSTMENT

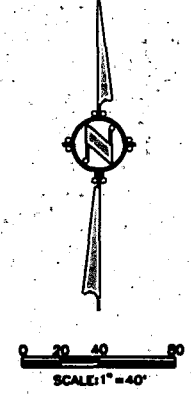
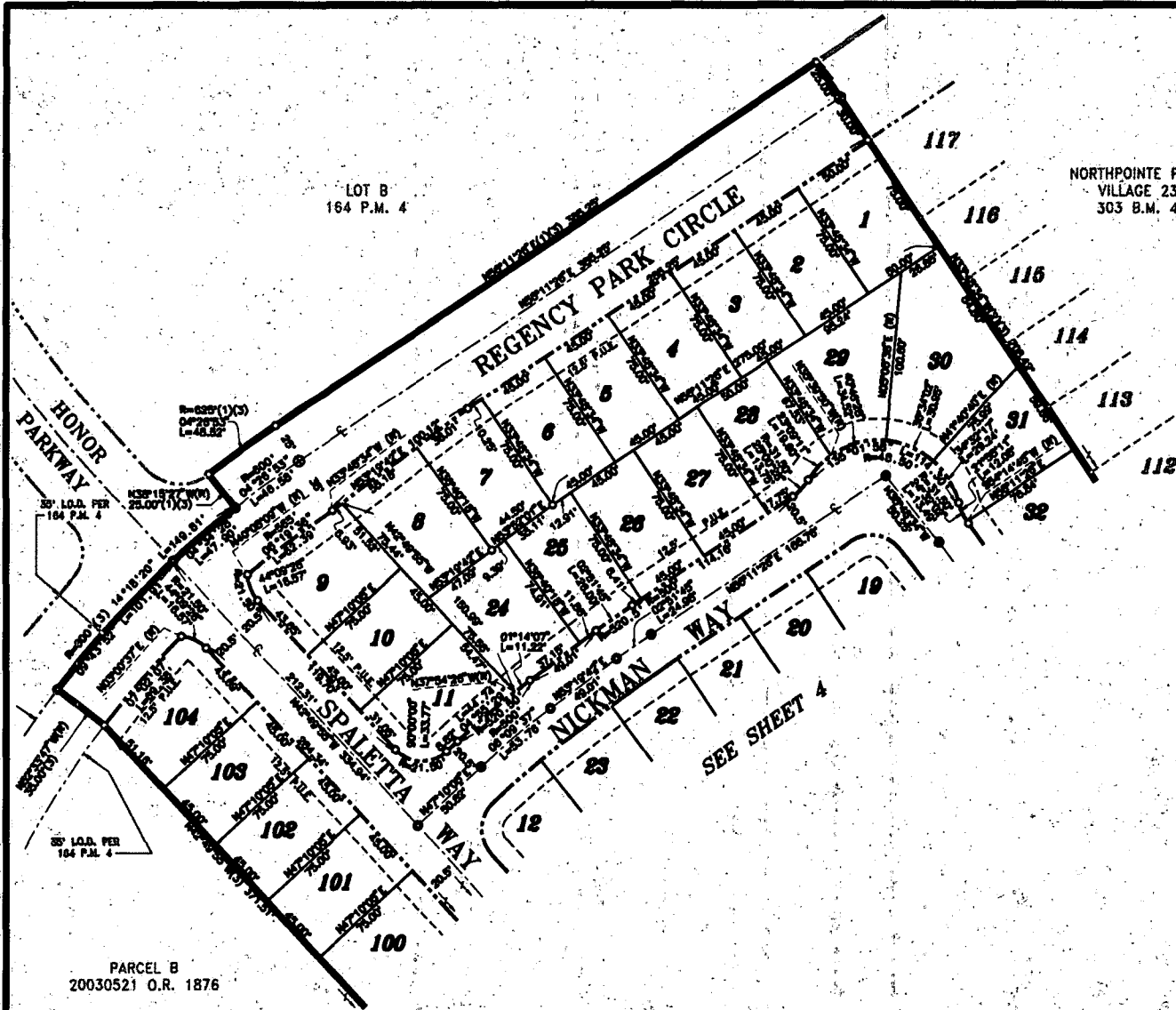
FINAL MAP OF
REGENCY PARK
 VILLAGE B
 SUBDIVISION NO. P02-079
 BEING ALL OF PARCEL A OF THE CERTIFICATE OF
 COMPLIANCE FOR LOT LINE ADJUSTMENT AS
 RECORDED IN BK. 20030521 O.R. 1876,
 SACRAMENTO COUNTY RECORDS
 CITY OF SACRAMENTO STATE OF CALIFORNIA

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Sheet 2 of 6
 1045.085



NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

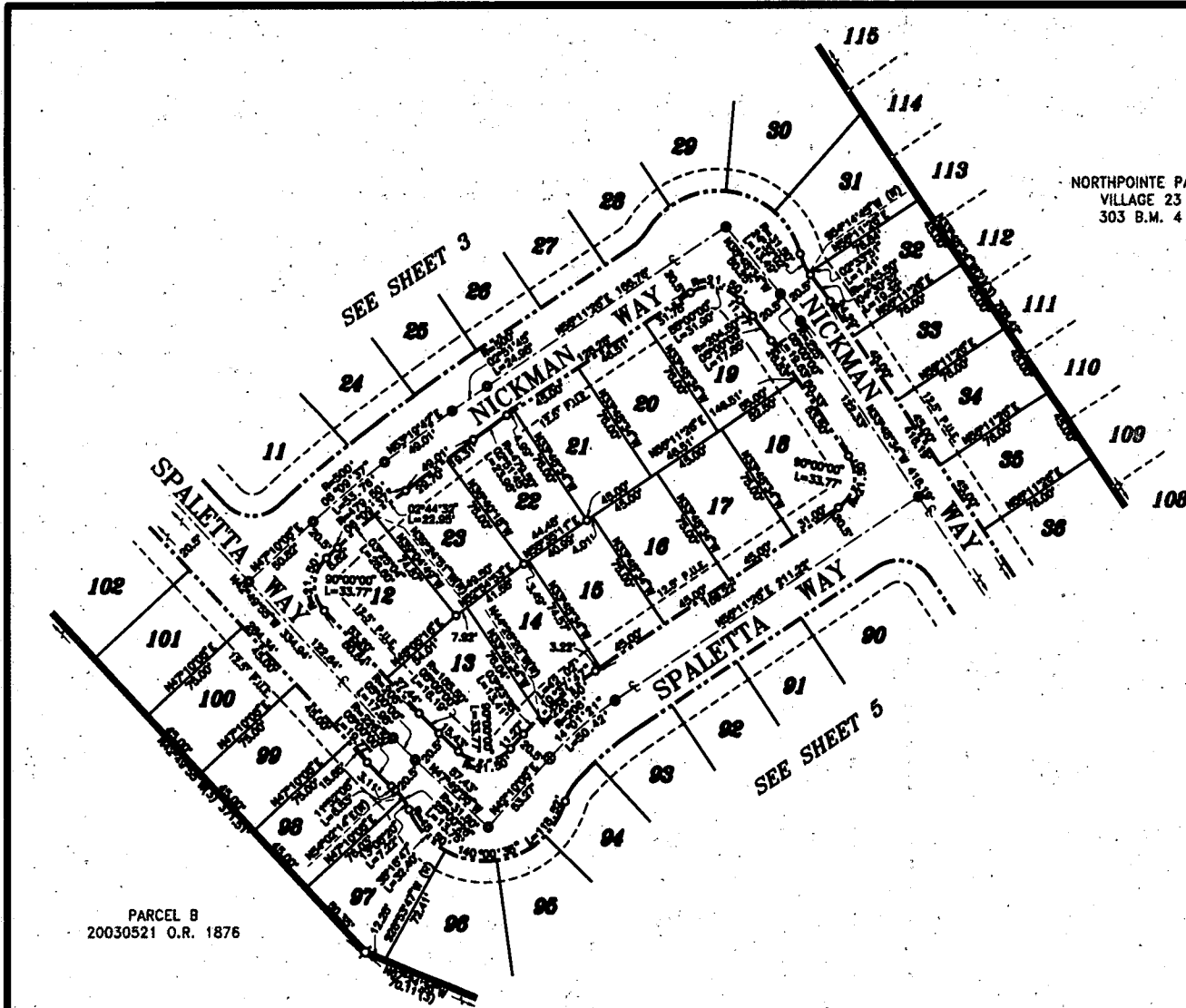
FINAL MAP OF
REGENCY PARK
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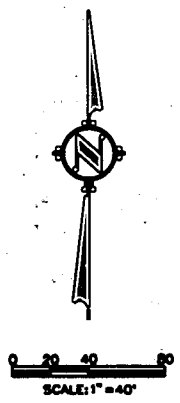
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Sheet 3 of 6
1045.085



NORTHPOINTE PARK
VILLAGE 23
303 B.M. 4



NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

PARCEL B
20030521 O.R. 1876

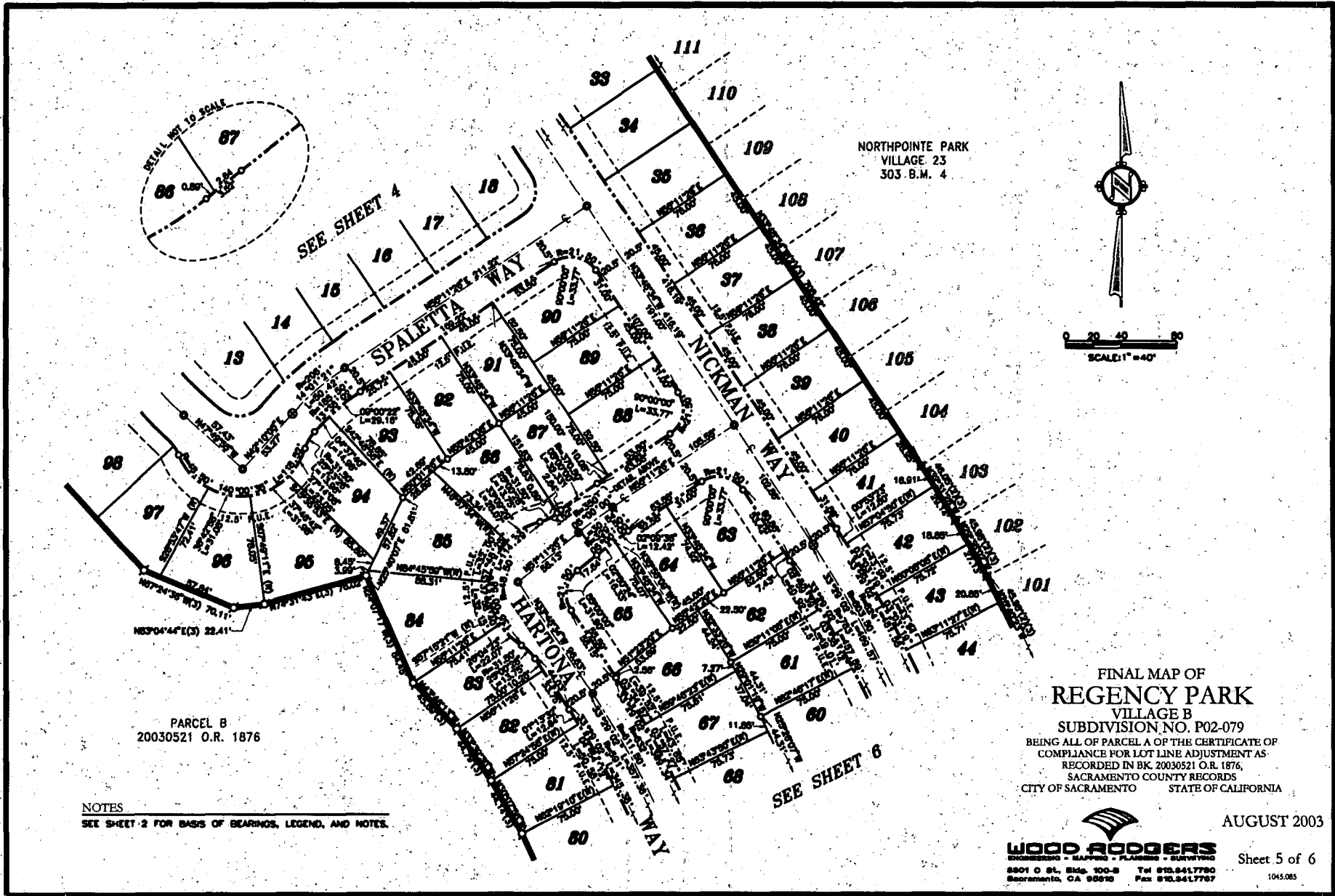
FINAL MAP OF
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Sheet 4 of 6

1045.085



NORTHPOINTE PARK
VILLAGE 23
303 B.M. 4

FINAL MAP OF
REGENCY PARK
VILLAGE B
SUBDIVISION NO. P02-079

BEING ALL OF PARCEL A OF THE CERTIFICATE OF
COMPLIANCE FOR LOT LINE ADJUSTMENT AS
RECORDED IN BK. 20030521 O.R. 1876,
SACRAMENTO COUNTY RECORDS
CITY OF SACRAMENTO STATE OF CALIFORNIA

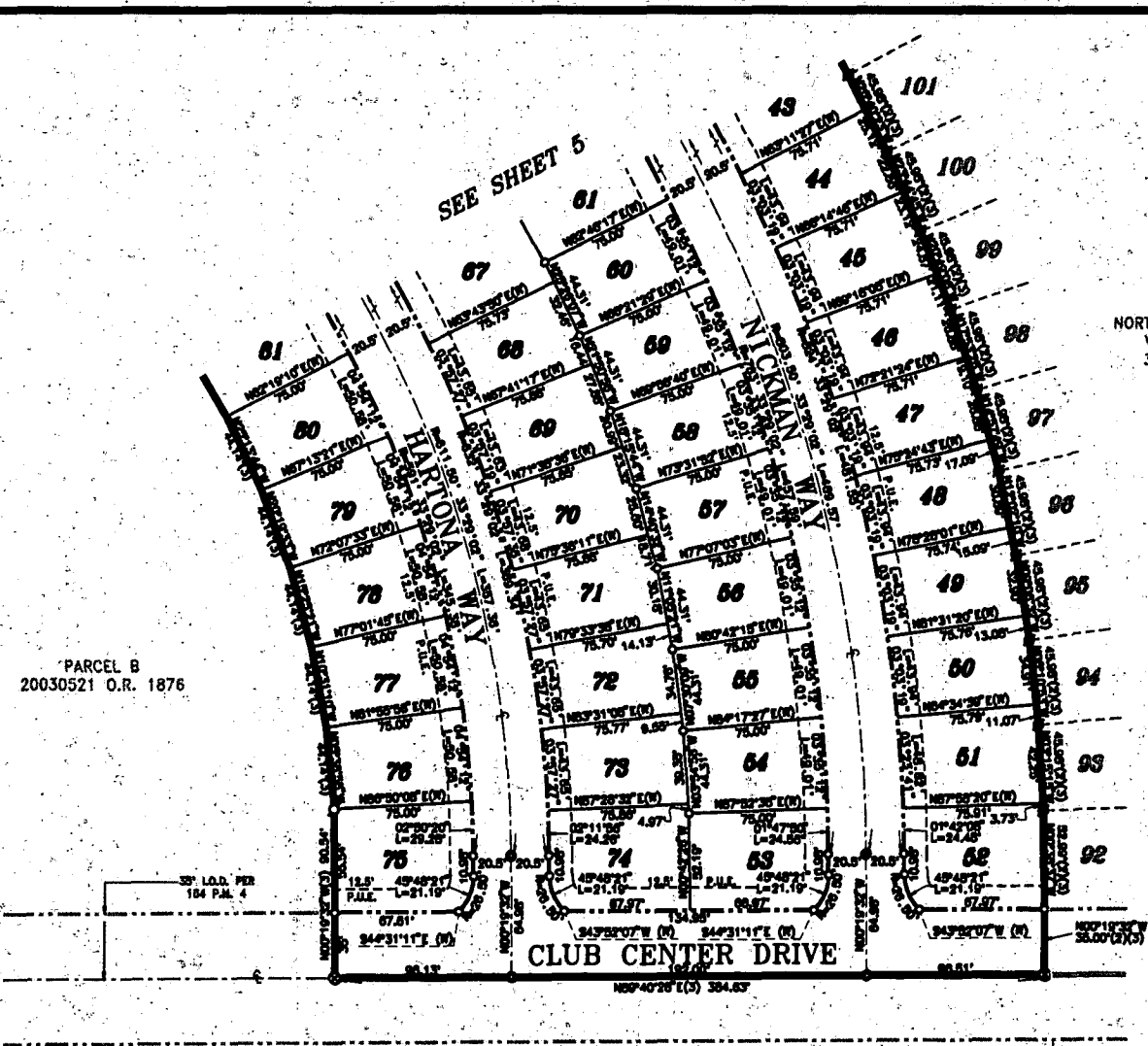
AUGUST 2003

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Sacramento, CA 95826 Fax: 916.841.7787

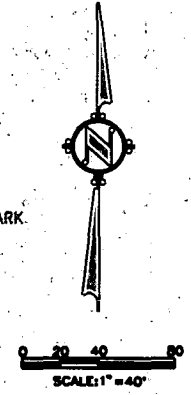
Sheet 5 of 6

NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

PARCEL B
20030521 O.R. 1876



NORTHPOINTE PARK
VILLAGE 23
303 B.M. 4



NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

PARCEL B
20030521 O.R. 1876

**FINAL MAP OF
REGENCY PARK
VILLAGE B**

SUBDIVISION NO. P02-079
BEING ALL OF PARCEL A OF THE CERTIFICATE OF
COMPLIANCE FOR LOT LINE ADJUSTMENT AS
RECORDED IN BK. 20030521 O.R. 1876,
SACRAMENTO COUNTY RECORDS
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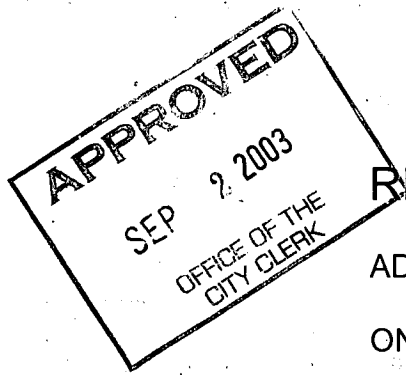


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AUGUST 2003

Sheet 6 of 6

1045.085



RESOLUTION NO. 2003-596

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF 9/2/03

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "REGENCY PARK VILLAGE B" (P02-079)

WHEREAS, THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDS AND DETERMINES AS FOLLOWS:

- A. The Final Map for Regency Park Village B; located in North Natomas - north of Club Center Drive and east of East Drainage Canal, with provisions for its design and improvement, is consistent with the North Natomas Community Plan.
- B. The Final Map is in substantial compliance with the previously approved Tentative Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO AS FOLLOWS:

- 1. The Final Map for this subdivision is hereby approved subject to the execution by all parties of its Subdivision Improvement Agreement.
- 2. All dedications shown on said map are hereby accepted subject to the improvement thereof required by the Subdivision Improvement Agreement.
- 3. The City Manager and City Clerk are authorized and directed to execute on behalf of the City of Sacramento that certain Subdivision Improvement Agreement between the City and U.S. Home Corporation, a Delaware Corporation to provide for the subdivision improvements required by the Subdivision Map Act, Title 16 (Subdivision Regulations) of the Sacramento City Code, and the adopted conditions of the approved Tentative Map.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. The City Clerk is authorized and directed to record the above-mentioned agreement in the official records of Sacramento County.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____